

FINISHED PUBLIC HEARING AGENDA



REVISED

DEVELOPMENT REVIEW COMMISSION MAY 8, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. **CONSIDERATION OF MEETING MINUTES: 04/24/07 APPROVED**

2. Request for **CONCEPT 1037 LOFTS (PL070059)** (Glenn Balliet, owner; Nick Nevels and Bill Osborne of NO Studio Architects, applicant) for seven (7) new residential condominium units within two 25-foot tall buildings on .468 acres, in the R-3 Multi-Family Residential Zoning District. The request includes the following:

DPR07055 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_CONCEPT1037_050807.pdf](#)

APPROVED

3. Request for **AM/PM ARCO (PL060450)** (Sonya Branson, Bhadvadia, LLC, owner; Manjula Vaz, Gammage & Burnham PC, applicant) for a 2900 s.f. convenience store with 1056 s.f. carwash and fuel dispensers on .91 acres, located at 3233 South McClintock drive in the PCC-1, Planned Commercial Center District, including the following:

PAD07009 – (Ordinance No. 2007.24) Planned Area Development Overlay to modify development standards for +/- 3956 s.f. of building area on +/- 0.91 acres.

DPR07056 – Development Plan Review including site plan, building elevations and landscape plan.

NOTE: THIS ITEM WILL BE CONTINUED TO THE MAY 22ND PUBLIC HEARING

STAFF REPORT: [DRCr_SOUTHERN_MCCLINTOCK_AMPM_050807.pdf](#)

CONTINUED TO MAY 22, 2007

4. Request for **AM/PM ARCO (PL060538)** (Gina Gill/Broadway & Aujla LLC, owner; Fred Stern, Stern and Associates, applicant) for a 2400 s.f. convenience store with fuel dispensers on .45 acres, located at 908 East Broadway Road in the CSS, Central Commercial District, including the following:

PAD07010 – (Ordinance No. 2007.25) Planned Area Development Overlay to modify development standards for +/- 2400 s.f. of building area on +/- 0.45 acres.

DPR07057 – Development Plan Review including site plan, building elevations and landscape plan.

NOTE: THIS ITEM WILL BE CONTINUED TO THE MAY 22ND PUBLIC HEARING

STAFF REPORT: [DRCr_BROADWAY_RURAL_AMPM_050807.pdf](#)

CONTINUED TO MAY 22, 2007

5. Request for **BASILINE RETAIL (PL060581)** (Steven Cooper, owner; Chris Fergis, Fergis & Harding, Inc., applicant) for a +/-10,000 s.f. retail and restaurant building on +/- 1.582 acres, located at 2005 West Baseline Road in the CSS, Central Commercial District, including the following:

DPR07053 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr Baseline Retail 050807.pdf](#)

APPROVED

6. Request for **CIRCLE K 507 W. BROADWAY (PL060709)** (Glenn Smigiel, SAY Investments LLC; David Cisiewski, MD Partners LLC, applicant) for a +/- 4,500 s.f. convenience store with fuel dispensers on +/- 1.636 acres, located at 507 West Broadway Road in the GID, General Industrial District, including the following:

ZUP07036 – Use Permit to allow a convenience store and fuel distribution station in the GID, General Industrial District

DPR07054 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr Circle K Brdwy 050807.pdf](#)

APPROVED

7. Request for **5TH STREET WEST (PL060558)** (Tom Goscicki, AJT Development, Owner/Applicant) for a two and three-story (13) unit residential development located at 1300 West 5th Street, in the R-2, Multi-Family Residential District, including the following:

ZON07001 – (Ordinance No. 2007.29) Zoning Map Amendment from R-2, Multi-Family Residential District to R1-PAD, Single Family Residential Planned Area Development District on +/-0.89 net acres.

PAD07006 – Planned Area Development Overlay to modify development standards for 13 units on +/-27,000 s.f. of total building area.

DPR07032 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr 5thStreetWest 050807.pdf](#)

APPROVED DPR AND RECOMMENDED APPROVAL OF ZON & PAD

8. Request by Kevin Heenan (applicant) for an appeal of a previously approved use permit for the **GABLE RESIDENCE (PL070042)** (Randolph & Charlene Gable, property owners) located at 925 West 14th Street in the R1-6, Single Family Residential District, including the following:

UPA07001 – Appeal of a Use Permit to park an RV in the front yard setback (ZUP07017) approved by the Hearing Officer on March 6, 2007.

NOTE: CONTINUED FROM THE 4/24/07 PUBLIC HEARING

STAFF REPORT: [DRCr GableRes 050807.pdf](#)

APPROVED APPEAL, WHICH DENIED USE PERMIT FOR THE RV

9. Request for **TEMPE TRANSIT SITE (PL070099)** (City of Tempe, property owner; GDG Enterprises LLC, Daniel Tilton, applicant) for a mixed-use development including a 300 space Light Rail park and ride, residential apartments and retail located at 1811 East Apache Boulevard, in the GID, General Industrial District and CSS, Commercial Shopping and Service District and Transportation Overlay District, including the following:

ZON07002 – (Ordinance No. 2007.27) Zoning Map Amendment from GID, General Industrial District and CSS, Commercial Shopping and Service District to MU-4, Mixed-Use High Density District including the Transportation Overlay District on +/-4.81 net acres.

PAD07008 – Planned Area Development Overlay for +/-759,387 s.f. of total building area.

SBD07009 – Preliminary Subdivision Plat for two (2) lots, totaling 4.81 acres.

ZUP07030 – Use Permit request to reduce the required 60% ground floor use requirement in Section 5-606(C) Ground Floor Uses in Station Areas.

DPR07040 – Development Plan Review including site plan, building elevations and landscape plan.

NOTE: CONTINUED FROM THE 4/24/07 PUBLIC HEARING

STAFF REPORT: [DRCr_TempeTransitSite_050807.pdf](#)

APPROVED SBD, RECOMMENDED APPROVAL OF ZON & PAD, AND CONTINUED ZUP AND DPR TO MAY 22, 2007

10. Request for **NEWTOWN ROOSEVELT (PL070036)** (Allen Carlson, Executive Director, Newtown CDC, owner and applicant) for the development of two (2) single-family units, located at 1029 South Roosevelt Street, in the R-2, Multi-Family Residential General District, including the following:

PAD07012 – (Ordinance No. 2007.26) Planned Area Development Overlay to modify development standards for +/- 1782 s.f. of building area on +/- 0.195 acres.

NOTE: CONTINUED FROM THE 4/24/07 PUBLIC HEARING

STAFF REPORT: [DRCr_NewTown_050807.pdf](#)

RECOMMENDED APPROVAL

11. ANNOUNCEMENTS

A MEETING WILL BE SCHEDULED (5/15/07) WITH THE DEVELOPMENT REVIEW COMMISSION TO DISCUSS URBAN ISSUES. DETAILS TO BE DETERMINED.

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

05/10/2007 4:41 PM